

**TRANSFER
TAX
PAID**

WARRANTY DEED

Statutory Short Form

020141

We, **Peter A. Josephson Jr. and Lisa J. Josephson** of Waterville, County of Kennebec, State of Maine, for consideration paid, grant and convey to **Jon Thomas Misner and Renae M. Misner**, of 59 Pine Hill Drive, Bath, Maine 04530-2085, as Joint Tenants, with Warranty Covenants, the land described as follows:

A certain lot or parcel of land located on the southerly side of the Blue Jay Way right of way, situate in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a point on the southerly side of the Blue Jay Way right of way at an iron pin at the northwesterly corner of Lot 36 as shown on subdivision plan dated June 1977 titled Ridge Road Development, Waterville, Maine, and recorded in the Kennebec County Registry of Deeds in File No. D-77074; thence North 66° 47' 00" East one hundred seventy-five (175) feet by the southerly sideline of the Blue Jay Way right of way to an iron pin at the northerly corner of said Lot 36; thence South 11° 00' 45" East by the westerly side of Lot 35 as shown on said plan one hundred seventy-eight and ninety-eight hundredths (178.98) feet to an iron pin at the southeasterly corner of said Lot 36; thence South 66° 47' 00" West by the northerly side of Lot 39 as shown on said plan one hundred seventy-seven and five tenths (177.5) feet to an iron pin at the southwesterly corner of said Lot 36; thence heading North 10° 13' 59" West by the easterly side of Lot 37 as shown on said plan one hundred seventy-nine and fifty-three hundredths (179.53) feet to the southerly side line of the Blue Jay Way right of way and the point of beginning.

Meaning and intending to describe Lot 36 as shown on subdivision plan dated June 1977 titled Ridge Road Development and recorded in the Kennebec County Registry of Deeds in File No. D-77074.

Subject to certain deed restrictions set forth in a Declaration of Deed restrictions for Ridge Road Development which is dated June 8, 1983, and recorded in the Kennebec County Registry of Deeds in Book 2575 Page 93.

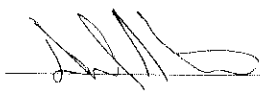
Reference is also made to additional restrictions set forth in a deed from James A. McBrady to Donald and Claudette Poulin dated December 1, 1978, and recorded in the Kennebec County Registry of Deeds in Book 2171, Page 42.

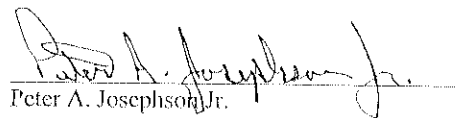
67-6

Being the same premises described in a deed from Ann M. LePage f/k/a Ann M. DeRosby to Peter A. Josephson Jr. and Lisa J. Josephson recorded in the Kennebec County Registry of Deeds in Book 4941 Page 311.

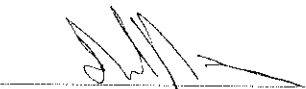
WITNESS our hands and seals this 27th day of July, 1998.

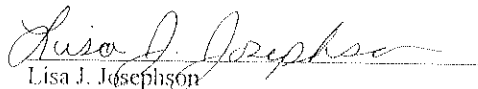
Signed, Sealed and Delivered
in the presence of:




Peter A. Josephson Jr.

By
Lisa J. Josephson under Power of Attorney



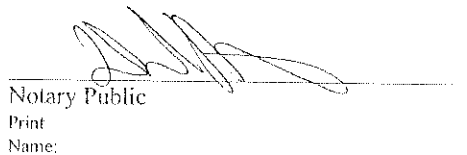

Lisa J. Josephson

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: July 27, 1998

Then personally appeared the above named Lisa J. Josephson individually and as attorney in fact for the above named Peter A. Josephson Jr. and acknowledged the foregoing instrument to be her free act and deed individually and in said capacity and the free act and deed of said Peter A. Josephson Jr.

Before me,


Notary Public
Print
Name:



DAVID R. WHITTIER
MY COMMISSION EXPIRES:
AUGUST 31, 2000

RECEIVED KENNEBEC SS.
1998 JUL 29 AM 9:00

WITEST: 
REGISTER OF DEEDS